



Presented by:
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Active
R2344953
 Board: V
 Apartment/Condo

309 150 E 5 STREET
 North Vancouver
 Lower Lonsdale
 V7L 1L5

Residential Attached
\$634,500 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$685,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1974**
 Depth / Size (ft.): Bedrooms: **2** Age: **45**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,638.22**
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$470.46** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **003-359-221**
 Mgmt. Co's Name: **Bayside Property Services** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-629-8753**
 View: **No :**
 Complex / Subdiv: **Normandy House**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

| | |
|---|--|
| Style of Home: Corner Unit, Upper Unit | Total Parking: 1 Covered Parking: 1 Parking Access: Front |
| Construction: Frame - Wood | Parking: Garage; Underground |
| Exterior: Mixed, Wood | Locker: Y |
| Foundation: Concrete Perimeter | Dist. to Public Transit: Close |
| Rain Screen: | Units in Development: 30 |
| Renovations: Completely | Title to Land: Freehold Strata |
| Water Supply: City/Municipal | Metered Water: |
| Fireplace Fuel: | R.I. Fireplaces: |
| Fuel/Heating: Hot Water | # of Fireplaces: 0 |
| Outdoor Area: Balcony(s) | Property Disc.: Yes |
| Type of Roof: Tar & Gravel | Fixtures Leased: : |
| | Fixtures Rmvd: : |
| | Floor Finish: |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 29, PLAN VAS100, DISTRICT LOT 274, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 5'8 x 4'2 | | | x | | | x |
| Main | Kitchen | 10'11 x 8'6 | | | x | | | x |
| Main | Dining Room | 11'0 x 8'6 | | | x | | | x |
| Main | Living Room | 18'2 x 12'11 | | | x | | | x |
| Main | Master Bedroom | 13'3 x 11'3 | | | x | | | x |
| Main | Walk-In Closet | 8'0 x 3'8 | | | x | | | x |
| Main | Bedroom | 12'5 x 9'3 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------------|-------------|------------|----------------|
| Finished Floor (Main): 1,051 | # of Rooms: 7 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | | | | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: 2 | Cats: Yes | Dogs: No | 3 | | | | Pool: |
| Finished Floor (Total): 1,051 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Not Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 1,051 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Sutton Group-West Coast Realty**

TOP FLOOR, 2 BEDROOM CORNER CONDO centrally located in North Vancouver's popular Lower Lonsdale. Great value in this beautifully upgraded suite including new stainless steel dishwasher and kitchen appliances, stacking front-load WASHER/DRYER, new closet doors throughout, and a fresh, modern bathroom. The spacious layout features large living and dining rooms and a private NW facing 132 sf balcony for summer lounging and BBQ's. Just blocks to the Lonsdale Quay, sea bus, and various parks; this is a neighbourhood bursting with shops, restaurants, cafés and pubs. This well run building has new balconies, upgraded wiring, smoke detectors, building fire panel & alarm. Maintenance fee includes heat and hot water.

Detailed Tax Report

Property Information

| | | | |
|---------------------|-------------------------|---------------------|-------------------------|
| Prop Address | 150 E 5TH ST UNIT# 309 | Jurisdiction | CITY OF NORTH VANCOUVER |
| Municipality | CITY OF NORTH VANCOUVER | Neighborhood | LOWER LONSDALE |
| Area | NORTH VANCOUVER | SubAreaCode | VNVL |
| PropertyID | 003-359-221 | BoardCode | V |
| PostalCode | V7L 1L5 | | |

Property Tax Information

| | | | |
|-----------------------|-----------|---------------------------|------------|
| TaxRoll Number | 980100029 | Gross Taxes | \$1,638.22 |
| Tax Year | 2018 | Tax Amount Updated | 06/20/2018 |

More PIDS

003-359-221

More PIDS2

Legal Information

| PlanNum | Lot | Block | LotDist | LandDist | Section | Twnship | Range | Meridian |
|---------|-----|-------|---------|----------|---------|---------|-------|----------|
| VAS100 | 29 | | 274 | 36 | | | | |

Legal FullDescription

STRATA LOT 29, PLAN VAS100, DISTRICT LOT 274, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Land & Building Information

| | | | |
|------------------------|---------------------------------------|-----------------|--|
| Width | | Depth | |
| Lot Size | | Land Use | |
| Actual Use | STRATA-LOT RESIDENCE (CONDOMINIUM) | | |
| Year Built | 1973 | | |
| BCA Description | STRATA APARTMENT - FRAME | Zoning | |
| WaterConn | | | |
| BCAData Update | 04/09/2019 | | |

Supplementary Property Info

| | | | |
|-------------------|---|-------------------|---|
| BedRooms | 2 | Foundation | |
| Full Bath | 2 | Half Bath2 | |
| Half Bath3 | | Stories | |
| Pool Flg | | Carport | 0 |
| Garage S | 0 | Garage M | 0 |

Actual Totals

| Land | Improvement | Actual Total |
|--------------|-------------|--------------|
| \$548,000.00 | \$45,400.00 | \$593,400.00 |

Municipal Taxable Totals

| Gross Land | Gross Improve | Exempt Land | Exempt Improve | Municipal Total |
|--------------|---------------|-------------|----------------|-----------------|
| \$548,000.00 | \$45,400.00 | \$0.00 | \$0.00 | \$593,400.00 |

School Taxable Totals

| Gross LandSch | Gross ImproveSch | Exempt LandSch | Exempt ImproveSch | School Total |
|---------------|------------------|----------------|-------------------|--------------|
| \$548,000.00 | \$45,400.00 | \$0.00 | \$0.00 | \$593,400.00 |

Sales History Information

| Sale Date | Sale Price | Document Num | SaleTransaction Type |
|-----------|--------------|--------------|--------------------------------------|
| 6/27/2018 | \$620,000.00 | CA6890080 | IMPROVED SINGLE PROPERTY TRANSACTION |
| 2/17/2010 | \$350,000.00 | CA1459776 | REJECT - NOT SUITABLE FOR SALES ANA |
| 7/28/2006 | \$304,000.00 | BA120112 | IMPROVED SINGLE PROPERTY TRANSACTION |

9/29/2003

\$209,000.00

BV395742

IMPRV SINGLE PROPERTY CASH
TRANSACTION